



5 Summary of Recommendations

The action items listed here are the same recommendations that appear in Chapter 4 by Sub-Area. In this list they are organized by the guiding principles for development discussed in Chapter 3. This section summarizes all the recommendations and is intended to be used by groups with a special interest in a subject rather than a geographic area.

RESIDENTIAL

*Maintain or Increase Existing Affordable Housing in the Area*

- Provide incentives for affordable housing for all new development and encourage renewal of project-based Section 8 contracts; alternatively, redevelop with equivalent/increased number of affordable housing units.

*Reinforce Existing Patterns of Residential Development*

- Establish an historic district in Shaw East Survey Area.
- Ensure that development on infill sites scattered throughout residential areas is designed to be consistent with neighborhood character.
- Re-zone 9 1/2 Street and part of the 900 block of T street from C-M-1 to a residential zone.
- Coordinate with the National Park Service to ensure that more detailed plans for the Carter G. Woodson House are consistent with goals for the neighborhood.

*Locate Multi-unit Buildings in Areas Already Zoned for Greater Density*

- Provide incentives for mixed-income housing above retail on 7th and 9th streets.
- Encourage development of multi-family apartments and condominiums on parcels that are vacant or that have buildings identified as non-contributing to historic districts on 11<sup>th</sup> Street.
- Undertake additional study of intersection at Rhode Island Avenue, New Jersey Avenue, and Florida Avenue to address land use, circulation and design.

*Identify publicly-owned sites that have the potential to include affordable housing*

- Explore re-zoning of, and partnering with property own-

ers adjacent to, the Bundy School as part of potential redevelopment that would allow for additional mixed-income housing.

- Determine feasibility of redeveloping Shaw Junior High School and Shaw Recreation Center through a public-private partnership that includes a school, recreational facility, mixed-income housing, and restored 10th and Q streets.
- Determine feasibility of redeveloping Seaton School site through a public-private partnership that includes a school with adequate open space for recreation and an outdoor environmental lab, and mixed-income housing.
- Encourage the National Capital Revitalization Corporation to develop their properties at 7<sup>th</sup> and P streets and 8<sup>th</sup> and O streets with ground floor retail and mixed-income housing on upper floors.

*Concentrate Multi-unit Buildings in Areas with Good Access to Mass Transit*

- Encourage mixed-income residential development with underground parking on surface parking lots adjacent to Metro stations.

RETAIL

*Concentrate ground floor retail in locations that reinforce a traditional “main street” pattern of commercial development and create a unified identity for the community*

- Re-zone 7th Street between Mount Vernon Square and M Street and on 9th Street between Mount Vernon Square and N Street to require ground floor retail in new development or as part of redevelopment or rehabilitation of buildings on (approximately 60,000 square feet of retail space).
- Re-zone 7th Street between O Street and Rhode Island Avenue, 9th Street between M and O streets, and O Street between 7th and 9th streets to require that new development include ground floor retail (approximately 200,000 square feet of retail space).
- Encourage retail uses on U Street, Florida Avenue, 7th, and 9th streets (approximately 250,000 square feet of ground floor retail and office).
- Re-zone west side of the 1800 block of 7th Street - between S and T streets - to be compatible with adjacent commercial zones and include in Arts Overlay District.
- Re-zone C-M-1 area in the 1900 block of 9th to a commercial zone.
- Lease storefront retail space in the Convention Center and focus retail activity on 7th and 9th streets as much as possible.

*Establish a hierarchy of retail that includes primary and secondary commercial areas, as well as corner stores*

- Locate Convention Center headquarters hotel at 9th and

Massachusetts Avenue as the southern anchor of the retail corridor.

- Encourage a mixed-use development on the O Street Market block that is the focal point of the retail corridor.
- Restore Howard Theatre and redevelop it in conjunction with adjacent NCRC and WMATA sites and as the northern anchor for the retail corridor.
- Re-zone blocks on 11<sup>th</sup> Street between M and O streets to require that new development includes ground floor retail (approximately 120,000 square feet of retail space).
- Recognize the importance of non-conforming retail uses in existing residential area and further investigate zoning tools to maintain neighborhood serving retail in these locations.

*Develop a retail corridor that will attract convention goers, tourists and residents from other parts of the DC metropolitan area*

- Create safe, on-street pedestrian connection between the Convention Center and the headquarters hotel.
- Ensure that the pedestrian scale and main street character of the historic buildings are retained or sensitively incorporated into new development.
- Improve storefront facades and preserve architectural history of retail buildings on U, 7th and 9th streets, and Florida Avenue.

PUBLIC REALM

*Reinforce a clear street hierarchy that differentiates between residential streets and commercial streets*

- Study 6th, 7th, 9th, and 11th streets to determine current levels of traffic and necessary number of travel lanes, and make recommendations to improve use of public right-of-way.
- Develop, maintain, and enforce standards for different street types that address sidewalks, streets, tree boxes, and public right-of-way.
- Improve appearance of gateway intersections.

*Reinforce and strengthen parks and open space and the connections between them*

- Explore designation of P Street as a greenway and opportunities for connecting open spaces along the street.
- Ensure that any redevelopment of Bundy School parking lot includes a recreational amenity for the community.
- For additional improvements to parks, see recommendations for Shaw and Seaton schools under Residential.

